



BOROUGH OF LEONIA

COUNCIL- Work Session
~ Minutes ~

Trina Lindsey, Borough Clerk

312 Broad Avenue
Leonias, NJ 07605
<http://www.leonianj.gov/>

February 23, 2022

7:30 pm

Leonias Borough Hall - Virtually

A Work Session Meeting of the Mayor and Council of the Borough of Leonias was held virtually via GoToMeeting in the Leonias Borough Hall at 312 Broad Avenue, Leonias, NJ on February 23, 2022. The meeting was called to order at 7:30 p.m. by Mayor Judah Zeigler.

Council President Flaim led those present in a salute to the flag.

Mayor Zeigler read the following statement into the record: "In compliance with the provisions of the Open Public Meetings Act, the notice requirements have been satisfied. The meeting dates for the year are confirmed at the Annual Reorganization Meeting, are posted on the public bulletin board in Borough Hall and on the Borough website, published in the Record within the first 10 days of the New Year, and copies are sent to the Star Ledger. Notice of this Virtual Meeting was accomplished by virtue of publication of January 11, 2022 edition of the Record, with copies sent to the Star Ledger. Posted on the public bulletin board in Borough Hall and on the Borough Website."

PRESENT: Mayor Judah Zeigler, Council President Flaim, Councilwoman Maureen Davis, Councilman Pasquale Fusco, Councilman Louis Grandelis, Councilwoman Joanne Terrell and Councilman William Ziegler

ABSENT: None

ALSO PRESENT: Borough Attorney Nylema Nabbie
Borough Administrator Andrea Wardrop
Borough Engineer Drew DiSessa
Recreation Superintendent Sean Krakower
Acting Borough Clerk Jonathan Mandel

Public Comment

Alec Melman, 172 Highwood Avenue, brought up the issues in pedestrian safety in New Jersey, and expressed concern in this getting worse. He followed up on a previous request to extend the curb at park and broad avenue and requested a broader explanation of why this was deemed unnecessary.

Mayor Zeigler expressed that wanting something does not mean it is justified. He turned the question to Borough Engineer DiSessa to provide an explanation.

Borough Engineer DiSessa explained that he did respond in email to Mr. Melman, and paraphrased his response, that the final plans prepared did not have a curb extension, and was deemed unnecessary by DOT, but the crosswalk was being shortened due to the realignment of the handicap ramps.

Mayor Zeigler questioned if Borough Engineer DiSessa had personally taken a look.

Borough Engineer DiSessa responded that he has been there and observed the corner. He expressed he has no personal data that would justify it either way, but that it would not be a detriment, though he does not see a justification for it.

Mayor Zeigler asked if we could amend the plans without significant effort.

Borough Engineer DiSessa responded that it would require effort, but not significant effort. It would incur additional costs.

Mayor Zeigler asked why we would do it at this location but no others.

Borough Engineer DiSessa explained you could put it at every corner but the decision was made that it was not needed in the long run.

Mayor Zeigler asked if Borough Engineer DiSessa believes we should put the extension.

Borough Engineer DiSessa responded that in his opinion we should put one in.

Mayor Zeigler asked that Borough Engineer DiSessa write up a proposal for the cost to add the requested extension so that it could be discussed at the next appropriate meeting, and make sure the proposal outlines why it belongs at one intersection over the others.

Appointments

Mayor Zeigler decided to move Resolution 2022-80 down to new business to address some questions.

~~**RES. 2022-80 Appointment of Administrative Assistant to the Borough Clerk's Office**~~
~~[2022-80 Appointment of Administrative Assistant to the Borough Clerk's Office](#)~~

Adoption of Ordinances

Ordinance 2022-02

[ORD. 2022-02 – Noise.pdf](#)

The Interim Borough Clerk read the title of the ordinance into the record:

“An Ordinance Amending and Supplementing Chapter 181 Entitled ‘Noise’ of the Code of the Borough of Leonia”

Borough Attorney Nylema Nabbie presented that the ordinance is to regulate noise in the Borough and the process by which it will take if approved.

Mayor Zeigler opened the public comment. The record will reflect that no such comments were entered into the chat window accessible through GoToMeeting nor via the United States Postal Service or Email.

Councilwoman Davis motioned that ordinance 2022-02 be adopted on second reading. Seconded by Councilwoman Terrell.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Aye	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

Ordinance 2022-03

[ORD. 2022-03 – Tools & Equipment.pdf](#)

The Interim Borough Clerk read the title of the ordinance into the record:

“The Code of the Borough of Leonia is Amended and Supplemented with Chapter 182 Entitled ‘Restrictions on use of Tools and Equipment’”

Borough Attorney Nylema Nabbie explained that the ordinance is for limiting the hours for use of tools and equipment. Then explained the hours set by the ordinance

Mayor Zeigler opened the public comment. The record will reflect that no such comments were entered into the chat window accessible through GoToMeeting nor via the United States Postal Service or Email.

Councilwoman Terrell motioned that ordinance 2022-03 be adopted on second reading. Seconded by Councilman Ziegler.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Aye	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

Introduction of Ordinances

Ordinance 2022-04

[ORD. 2022-04 – Amend ORD. 2021-07.pdf](#)

The Interim Borough Clerk read the title of the ordinance into the record:

“An Ordinance Amending Salaries, Wages and/or Compensation and to Establish Salary & Wage Ranges of Certain Officers, Employees and Public Servants of the Borough of Leonia, in the County of Bergen and State of New Jersey for the Year Beginning January 1, 2021.”

Borough Administrator Andrea Wardrop explained that this was an amendment to last year’s ordinance and went on to describe what those amendments would be.

Motion by Council President Flaim, Second by Councilwoman Davis that ORD. 2022-04 be introduced and passed on first reading, and setting March 7, 2022 at 7:30 p.m. or as soon thereafter as the matter can be heard for second reading and adoption.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Aye	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

Consent Resolutions

~~RES. 2022-81 Authorize Bill List~~

[2022-81 Authorize Bill List.pdf](#)
[Bill List Backup.pdf](#)

RES. 2022-82 Authorize Change Order No. 1 for Additional Construction Services Related to Leonia Library Barrier Free Improvements

[2022-82 Authorize Change Order No. 1.pdf](#)

~~RES. 2022-83 Pennoni Proposal – Senior Center Lower Level~~

[2022-83 Pennoni Proposal – Senior Center Lower Level.pdf](#)
[Pennoni Proposal Backup.pdf](#)
[FY 2021-2022 Leonia Award Letter.pdf](#)

~~RES. 2022-84 Pennoni Proposal – 2022 NJDOT Municipal Aid Roadway Improvements~~

[2022-83 Pennoni Proposal – 2022 NJDOT Municipal Aid Roadway Improvements.pdf](#)
[Leonia NJDOT FY2022 Roads.pdf](#)
[FY 2022 NJDOT Municipal Aid Program.pdf](#)

~~RES. 2022-85 Pennoni Proposal – Broad Avenue Section 11~~

[2022-85 Pennoni Proposal – Broad Avenue Section 11.pdf](#)

RES. 2022-86 Appoint Junior Auxiliary Firefighter – Quinton

[2022-86 Appoint Junior Auxiliary Firefighter.pdf](#)

Motion by Councilman Grandelis, second by Councilman Fusco, that the Consent Agenda be approved.

On a roll call, the vote on the Consent Agenda was recorded as follows:

Council President Flaim:	Aye	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

RES. 2022-81 Authorize Bill List

[2022-81 Authorize Bill List.pdf](#)
[Bill List Backup.pdf](#)

Motion by Councilwoman Terrell, second by Councilwoman Davis, that Resolution #2022-81 be approved.

On a roll call, the vote on the Consent Agenda was recorded as follows:

Council President Flaim:	Aye	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Abstain
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

RES. 2022-83 Pennoni Proposal – Senior Center Lower Level

[2022-83 Pennoni Proposal – Senior Center Lower Level.pdf](#)

[Pennoni Proposal Backup.pdf](#)

[FY 2021-2022 Leonia Award Letter.pdf](#)

Councilman Ziegler explained the resolution and asked Borough Engineer DiSessa about the funds and where they would be coming from.

Borough Engineer DiSessa directed the question to Administrator Wardrop.

Administrator Wardrop explained where the funds would come from and how they would be spent.

Motion by Councilman Ziegler, second by Councilman Grandelis, that Resolution #2022-83 be approved.

On a roll call, the vote on the Consent Agenda was recorded as follows:

Council President Flaim:	Aye	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

RES. 2022-84 Pennoni Proposal – 2022 NJDOT Municipal Aid Roadway Improvements

[2022-83 Pennoni Proposal – 2022 NJDOT Municipal Aid Roadway Improvements.pdf](#)

[Leonia NJDOT FY2022 Roads.pdf](#)

[FY 2022 NJDOT Municipal Aid Program.pdf](#)

Councilman Ziegler explained that he pulled this to discuss the material used for these fixes. He expressed surprise that Van Orden Avenue was going to be torn up and replaced with asphalt. He went on to express concern over this and suggested that topics such as this be discussed in more depth.

Mayor Zeigler responded that the use of asphalt instead of concrete is a means of saving money. He acknowledged that this is worthy of discussion.

Councilman Ziegler asked if they would have a discussion about Van Orden Avenue in particular, and have the Borough Engineer take a look and determine if the street could be fixed and save the initial material instead of tearing it up. He added that he did not want to jeopardize grant funding.

Mayor Zeigler advised that this is about plans and not just timing, which means it is potentially in jeopardy.

Borough Engineer DiSessa said that this plan has been done, based on a removal and transfer of material. He expressed that the road is in poor condition and that is why he recommended replacement. He explained the reasoning for choosing the material chosen.

Mayor Zeigler added that utility repairs have increased making an interesting point in favor of Borough Engineer DiSessa's point.

Borough Engineer DiSessa continued to explain that the time is right to move forward with the current plan. He added that the current concrete is not viable for repair due to the current damage.

Mayor Zeigler asked if we would be forced to remove trees or tree roots to conduct this repair.

Borough Engineer DiSessa explained that we could leave the curbs in place, but it is a challenge to keep them and remove the concrete. This is the intent. This means that the trees would not be touched.

Councilman Ziegler asked if the cost of repairing the concrete would be more than the cost of removing it and replacing it with asphalt. He expressed that he believes unless the cost is much higher, the trade off to keep a road for one hundred years, instead of having to constantly replace and repair the roads. He also added that the cost of repairing a road after a utility fix is the responsibility of the utility companies.

Mayor Zeigler agreed with the statement about the utility companies, but expressed concern over elected officials questioning the borough professionals and asked on what Councilman Ziegler's statement is based.

Councilman Ziegler responded that his basis is on documentation from the prior engineer professional. He went on to explain that the council lacks the information on cost to make a proper informed decision on this matter.

Mayor Zeigler informed that repaving is about necessity and not cosmetic repairs. He added that the last engineer was replaced for a reason, and that we hire our professionals for a reason. He expressed sharing the desire to save the concrete road, but that the professional said that the road is unrepairable.

Councilwoman Davis asked for clarification on why they could not repair the concrete.

Borough Engineer DiSessa informed that due to the damage on the road, the road would need to be almost eighty percent replaced in order to fix the problems. He stated that a cost / benefit analysis can be done if that is what the governing body wants.

Mayor Zeigler asked how confident Borough Engineer DiSessa is that a cost / benefit analysis would reach the same conclusion.

Borough Engineer DiSessa informed that he is pretty confident, but he would not rule out doing the analysis to be sure.

Mayor Zeigler asked what the time frame for this analysis would be.

Borough Engineer DiSessa responded that it would take a couple of weeks.

Mayor Zeigler asked what the cost would be.

Borough Engineer DiSessa responded with a range of roughly \$2,000 to \$3,000.

Mayor Zeigler asked if doing this analysis would jeopardize the time for the full road project.

Borough Engineer DiSessa responded that it would not.

Mayor Zeigler responded that this seems reasonable.

Councilman Ziegler clarified that he was not talking about the cosmetics, but instead the value we would be getting, and he added that he would like to see this cost / benefit analysis.

Mayor Zeigler asked if any member of the governing body objected to seeing this analysis for Van Orden Avenue.

Councilwoman Davis expressed concern over the need for doing the analysis, and did not see a reason to spend the money.

Councilman Ziegler responded that they lack knowledge. He added that the analysis will help the council make the most informed decision.

Councilman Grandelis added that the repair issue in respect to the utility companies is a concern if using concrete.

Mayor Zeigler added that Borough Engineer DiSessa made a point about it being difficult to get a perfect repair from utility companies, and Borough Engineer DiSessa confirmed this.

Council President Flaim asked if we were to do this analysis, how many roads would this apply to.

Mayor Zeigler answered that this is only in regards to Van Orden Avenue and that each road would need to be analyzed individually.

Councilman Fusco asked for clarification on Borough Engineer DiSessa's comment about the subsurface, and stated that we would need to replace the street with new concrete no matter what is decided.

Councilman Grandelis confirmed with Borough Engineer DiSessa that they would need to put in a new subsection no matter what is decided.

Mayor Zeigler took a vote from the Council to determine if they would like to proceed as stated by the resolution or wait for the analysis.

Council President Flaim:	Proceed	Councilman Grandelis:	Proceed
Councilwoman Davis:	Proceed	Councilwoman Terrell:	Proceed
Councilman Fusco:	Proceed	Councilman Ziegler:	Analysis

Motion by Councilwoman Davis, second by Councilwoman Terrell, that Resolution #2022-84 be approved.

Council President Flaim: Aye
 Councilwoman Davis: Aye
 Councilman Fusco: Aye

Councilman Grandelis: Aye
 Councilwoman Terrell: Aye
 Councilman Ziegler: Nay

RES. 2022-85 Pennoni Proposal – Broad Avenue Section 11

[2022-85 Pennoni Proposal – Broad Avenue Section 11.pdf](#)

Councilman Ziegler requested that we work closely with the Shade Tree Commission in order to protect the trees. He continued to suggest that the Pedestrian Safety Committee be engaged as well.

Mayor Zeigler expressed that including the Shade Tree Commission is a part of policy, but both points are valid, he confirmed with Administrator Wardrop and Borough Engineer DiSessa see to this.

Motion by Councilman Fusco, second by Councilman Ziegler, that Resolution #2022-85 be approved.

On a roll call, the vote on the Consent Agenda was recorded as follows:

Council President Flaim: Aye
 Councilwoman Davis: Aye
 Councilman Fusco: Aye

Councilman Grandelis: Aye
 Councilwoman Terrell: Aye
 Councilman Ziegler: Aye

New Business

Eagle Scout Project – Gagasphere Pit in Wood Park – Recreation Superintendent Krakower

Recreation Superintendent Krakower explained that a plan was pitched by eagle scout David Meyer.

Davie Meyer presented through PowerPoint his plan to construct a Gaga ball Pit in Wood Park.

Mayor Zeigler asked about the materials used to construct the fence, and expressed concern over the possibility of injury.

Recreation Superintendent Krakower expressed that these types of pits are in camps and parks all over and the liability will be addressed.

Councilwoman Davis added that this kind of game is much less aggressive than other games.

Councilman Ziegler asked about the history of the game. He also put in a suggestion as to the choice of location.

Mayor Zeigler asked Recreation Superintendent Krakower if this pit interfered with an adjacent memorial, but had it confirmed that it does not.

Councilman Ziegler also expressed that he would like to know that this game will be around for a while.

Councilwoman Davis informed that the game has been around for twenty years.

Councilman Fusco added that it needs to be durable, and well maintained.

Mayor Zeigler checked with the governing body that we approve this with the only contingency being the liability issues.

Block 1213 Lots 3&4 Redevelopment – Borough Attorney Chewcaskie

Mayor Zeigler explained that they had discussed having the planner present at the meeting, but discovered that it was a violation to have the planner present, but instead need to make a decision based on the planner's report which they do not have.

Councilman Ziegler agreed with the mayor and added that there was testimony at the planning board, which should also be viewed before a decision is made.

Mayor Zeigler informed that this can be done at the council's decision, but not be disseminated. He then made the decision to carry this to a future meeting after the planner's report is available.

Cell Tower Monopole Discussion – Councilman Fusco

Councilman Fusco explained that following the fire department meeting, a discussion was had about removing the cell tower from the roof of the fire department and putting in a monopole somewhere in the wood park area separate from a roof. He discussed the ideas of construction and the possible costs of this project, but ended saying he would have a more specific presentation in the future.

Mayor Zeigler questioned who would be handling the cost of this project.

Councilman Fusco answered that the cost could be handled by the carriers in part or whole.

Councilwoman Davis asked how much we have spent on repairs to the roof in past years.

Administrator Wardrop answered that money was spent to replace the roof, but she would need to go back to get a more specific answer.

Councilwoman Davis expressed concern over the problems of removing the old tower creating a new expense in repairs.

Councilman Fusco responded that the old tower could be removed without damaging the roof.

Councilwoman Davis expressed a belief that this could be cost effective if the tower is causing damage to the roof.

Councilman Fusco expressed that he is introducing this plan, but it requires no action this meeting.

Councilman Ziegler asked if we were planning any discussions with carriers. He expressed concerns on engaging with carriers before the mayor and council reached a decision.

Mayor Zeigler and Councilman Grandelis answered that the discussions with the carriers would be preliminary discussions of the idea of the project and that this is not a bad idea.

Councilman Ziegler asked that when the information is pulled together, we include the lease payments made yearly, and include that the cost of the roof replacement was partially helped by the carrier.

Councilman Fusco added that this is more incentive for the carriers to help, as the roof will need a replacement again if it remains.

Mayor Zeigler agreed with these points.

Administrator Wardrop added that a discussion was had about the Monopole, and that they do not believe there is space for it where it is being proposed to be located.

Mayor Zeigler offered that this be placed onto the next work session meeting for discussion.

Bergen County Revaluation Order – Mayor Zeigler

Mayor Zeigler confirmed that everyone received the letter, and discussed that the borough is overdue for a revaluation. He expressed that this is a costly undertaking but that it is required and the cost could be spread out over the next two years.

Borough Attorney Nylema Nabbie said that she spoke with Tim Henderson and believed that it may be a good idea to discuss the two options with Mr. Henderson at a mayor and council meeting.

Mayor Zeigler asked if a memo could be prepared for the governing body.

Borough Attorney Nabbie offered that she has a presentation available that could be sent to the governing body.

Mayor Zeigler informed the governing body of the two types that were discussed.

Borough Attorney Nabbie asked if the mayor would like Mr. Henderson at the next meeting.

Mayor Zeigler agreed to this idea.

Councilwoman Davis expressed concern over doing this revaluation during a time of high inflation.

Mayor Zeigler explained that these revaluations would not be until late 2023. He also stated that Leonia has not been affected much by the rate increases in the past.

Councilman Ziegler expressed concern over the cost to the borough. He asked Mrs. Wardrop if this would need to be added to the discussions with the finance committee. He also asked the mayor if this cost is outside the cap and Mayor Zeigler confirmed that it is outside the cap.

Sanitary Sewer System Inflow Assessment Discussion – Borough Engineer

Borough Engineer Drew DiSessa gave a presentation on the Sanitary System Inflow and Infiltration Study.

Mayor Zeigler clarified with Borough Engineer DiSessa some points on what the normal flow should be, and what we currently have.

Mayor Zeigler clarified that this is Sanitary Sewer System and not Storm System.

Councilman Ziegler asked if there is a relationship in these numbers and hurricane Ida. Borough Engineer DiSessa clarified that this study is from before Ida.

Mayor Zeigler asked how successful these repairs are, and Borough Engineer DiSessa answered typically 80%-90% effective.

Councilwoman Davis asked if there is a percentage that could be happening on residents' property and how this would affect the savings. Borough Engineer DiSessa answered that this is the 20% mentioned earlier and that the next phase is to come in and identify the more specific parts.

Administrator Wardrop asked if the estimate he presented could be used for the capital budget.

Borough Engineer DiSessa answered that this would be over several years at about one hundred thousand a year.

RES. 2022-80 Appointment of Administrative Assistant to the Borough Clerk's Office
[2022-80 Appointment of Administrative Assistant to the Borough Clerk's Office](#)

Council President Flaim offered that the appointment should be presented that it should be presented and brought to the council for discussion.

Motion by Council President Flaim, second by Councilman Ziegler, that Resolution #2022-80 be approved.

Mayor Zeigler offered that the candidate was chosen by majority vote of the committee. The recommendation was made to offer the candidate \$45,000.

Council President Flaim added that the salary would be fair with the addition of the website administration duties, and that there would be a net savings.

Mayor Zeigler agreed that the cost is necessary to secure the candidate they have chosen.

Mayor Zeigler asked if there was a member of the committee who felt differently on this point, due to its lack of the being unanimous.

Councilman Ziegler added that this is a process question. He offered an explanation of the process taken up to this point, and clarified the recommendation that was made. He believed that the salary was in question as the committee had agreed on a recommendation, and then the salary had changed before the mayor and council meeting. He expressed concern over this change without his knowledge.

Mayor Zeigler explained that the decision to change this salary was discussed between the Mayor, the Council President and the Borough Administrator.

On a roll call, the vote was recorded as follows:

Council President Flaim:	Aye	Councilman Grandelis:	Aye
Councilwoman Davis:	Aye	Councilwoman Terrell:	Aye
Councilman Fusco:	Aye	Councilman Ziegler:	Aye

Closed Session

RES. 2022-88 Authorize Closed Session

Mayor Zeigler informed that there was an item up for closed session, but that the proper parties were not notified and as such the item will be pushed to the next meeting.

Adjournment:

There being no further business to come before the Mayor and Council, on a motion by Councilman Ziegler, second by Councilwoman Terrell, and unanimously carried, to adjourn this meeting. The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Jonathan Mandel,
